



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

CALL TO ORDER

The Columbia City Council conducted a regular meeting on Tuesday, November 19, 2024 at City Hall (Council Chambers), 1737 Main Street, Columbia, South Carolina 29201. The Honorable Will Brennan, Mayor Pro-Tempore called the meeting to order at 4:00 p.m. and the following members were present: The Honorable Edward H. McDowell, Jr., The Honorable Aditi Bussells, The Honorable Tina N. Herbert, The Honorable Peter M. Brown, and The Honorable Tyler D. Bailey. The Honorable Daniel J. Rickenmann, Mayor was absent. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore Hammond, City Clerk. This meeting was advertised in accordance with the South Carolina Freedom of Information Act. The minutes are numbered to reflect the order of the meeting.

INVOCATION

The Honorable Edward H. McDowell offered the invocation.

PLEDGE OF ALLEGIANCE

ADOPTION OF THE AGENDA

Upon a motion made by Mr. McDowell and seconded by Mr. Bailey, Council voted unanimously to adopt the agenda, subject to removing the Purchase of 14-T2 Cosmo Pay Stations from the Consent Agenda for consideration after the Parking Public Hearing/Ordinance First Reading and adding the receipt of legal advice relating to matters covered by attorney-client privilege pursuant to S.C. Code §30-4-70(a)(2) to Executive Session as **Item 46** - Modular Homes.

PUBLIC INPUT

No one appeared at this time.

APPROVAL OF MINUTES

1. Council is asked to approve the October 15, 2024 City Council Meeting and November 7, 2024 Work Session Minutes. - *Approved*

Upon a motion made by Dr. Bussells and seconded by Mr. McDowell, Council voted unanimously to approve the October 15, 2024 City Council Meeting and November 7, 2024 Work Session Minutes.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

PRESENTATIONS

2. Dorothy White Brown's 100th Birthday Proclamation - The Honorable William Brennan, Mayor Pro-Tempore

Councilor Brown said my dad was the driving force behind the organization and structure of our family, while my mom was the heart and the source of love that held us all together. In just 10 days, my mom will celebrate her 100th birthday.

The Honorable William Brennan, Mayor Pro Tem and the members of City Council proclaimed November 29, 2024 as Dorothy White Brown's 100th Birthday in the city of Columbia.

3. Indigenous Business Day Proclamation - The Honorable William Brennan, Mayor Pro-Tempore

The Honorable William Brennan, Mayor Pro Tem and the members of City Council proclaimed November 18, 2024 as Indigenous Business Day in the city of Columbia.

4. Santee Cooper Excellence in Law Enforcement Award - Mr. William "Skip" Holbrook, Police Chief for the Columbia Police Department

Mr. William "Skip" Holbrook, Police Chief for the Columbia Police Department said this past Friday, I had the honor and privilege of accepting the Santee Cooper Excellence in Law Enforcement Award on behalf of the Columbia Police Department. Presented by the South Carolina Law Enforcement Officers Association, this prestigious award recognizes the collective achievements and efforts of a law enforcement agency, rather than any one individual. It highlights the importance of teamwork, innovation, community service, efficiency, and the positive results that come from working together to serve and protect our communities.

CONSENT AGENDA ITEMS 5 THROUGH 19

Upon a single motion made by Mr. McDowell and seconded by Mr. Brown, Council voted unanimously to approve **Consent Agenda Items 5 through 19**.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

5. Council is asked to approve the Fiscal Year 2024/2025 Contract for Assistance with Talent Attraction and Retention, Professional Development, and Community Engagement as requested by the Economic Development Department. Award to Columbia Opportunity Resource (COR) in the amount of \$50,000.00. This firm is located in Columbia, SC. - *Approved*

Funding Source: Economic Development - Special Contracts (5511301-638300). The original budget amount is \$50,000.00.

Endorsed by the Economic Development and Infrastructure Committee on September 24, 2024.

6. Council is asked to approve the Purchase of a Phased Fire and Safety Policy Implementation Management System, as requested by the Columbia Fire Department on October 10, 2024. Award to Lexipol, LLC, using the Sourcewell Cooperative Contract in the amount of \$55,012.50. This vendor is located in Frisco, TX. - *Approved*

Funding Source: City of Columbia Fire Suppression - Professional Services (1012303-636600) \$27,506.25 and Richland County Fire Administration - Professional Services (2082301-636600) \$27,506.25. The original budget amount is \$55,012.50.

7. Council is asked to approve the Renewal of a Daily Fire Operations Management System, as requested by the Columbia Fire Department on October 7, 2024. Award to Carahsoft Technology Corporation, using the OMNIA EDU Cooperative Contract in the amount of \$76,889.46. The term of this contract is December 22, 2024 to December 21, 2025. This vendor is located in Reston, VA. - *Approved*

Funding Source: City of Columbia Fire Suppression - Software License (1012303-627510) \$38,444.73 and Richland County Fire Administration - Software License (2082301-627510) \$38,444.73. The original budget amount is \$76,889.46.

8. Council is asked to approve a new Sole Source Contract for Target Solutions Membership to track and maintain training records for ISO Compliance, as requested by the Columbia Fire Department on September 4, 2024. Award to Municipal Emergency Services dba Carolina and Southeast, in the amount of \$73,035.65. The initial term of the contract will take effect upon issuance of a Notice to Proceed with an end date of June 30, 2025, and the option to renew for one (1) additional one-year period. This vendor is located in Charlotte, NC. - *Approved*



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

Funding Source: City of Columbia Fire Suppression – Software License (1012303-627510) \$36,517.83 and Richland County Fire Administration – Software License (2082301-627510) \$36,517.82. The original budget amount is \$73,035.65.

9. Council is asked to approve a renewal Contract for Geographic Information System (GIS) Software License and Maintenance Services, as requested by the Information Technology Department on September 20, 2024. Award to Environmental Systems Research Institute, Inc., using the SC State Contract in the amount of \$110,000.00. This is year three (3) of the three (3) year agreement. This vendor is located in Redlands, CA. – *Approved*

Funding Source: Police Administrative Services - Software License (1012402-627510) \$3,630.00; Utilities Water Distribution and Maintenance – Software License (5516203-627510) \$7,700.00; Traffic Engineering – Maintenance and Service Contract (1013203-638200) \$2,447.50; Public Works Administration – Software License (1011124-627510) \$2,062.50; Utilities Wastewater Maintenance – Software License (5516205-627510) \$14,190.00; Streets Storm Drains – Maintenance and Service Contract (5534203-638200) \$220.00; Emergency Management – Software License (10112201-627510) \$1,100.00; Geographic Information System – Maintenance and Service Contract (5511121-638200) \$46,640.00; Engineering – Water Systems Improvement – Software License (5516220-627510) \$28,270.00; Development Services – Maintenance and Service Contract (1014101-638200) \$3,740.00. The original budget amount is \$110,000.00.

10. Council is asked to approve the Renewal of Computer Aided Dispatch Maintenance Software Services, as requested by the Columbia - Richland 911 Communications Center on October 29, 2024. Award to CentralSquare Software System in the amount of \$287,059.25. The term is January 1, 2025 to December 31, 2025. This vendor is located in Lake Mary, FL. – *Approved*

Funding Source: City of Columbia Emergency Communications/311 - Maintenance and Service Contract (1012701-638200) \$143,529.62 and Richland County Emergency Communication - Maintenance and Service Contract (2082702-638200) \$143,529.63. The original budget amount is \$287,059.25.

11. Council is asked to approve the Purchase of Vehicles/Heavy Equipment for several City Departments, as requested by the Fleet Services Division. Award to multiple vendors using the Cooperative and SC State Contract in the amount of \$580,982.75. – *Approved*



**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, NOVEMBER 19, 2024**

Item	Vendor	Vehicle/Heavy Equipment	Procurement Method	Amount
a.	Alan Jay Automotive Management dba Alan Jay Fleet Sales Sebring, FL	One (1) 2024 Ford F-250 Super Cab Pickup 4WD Truck for the Metro Wastewater Treatment Plant, as requested on September 18, 2024.	SC State Contract #4400029875	\$60,544.04
<i>Funding Source: Utilities Metro Wastewater Plant - Auto, Trucks, Heavy Equipment-Capital (5516208-658500). The original budget amount is \$60,544.04.</i>				
b.	Parks Ford HV LLC Hendersonville, NC	Two (2) 2024 Ford F-250 Crew Cab Trucks for the Metro Wastewater Treatment Plant, as requested on October 3, 2024.	SC State Contract #4400035157	\$123,634.71
<i>Funding Source: Utilities Metro Wastewater Maintenance - Auto, Trucks, Heavy Equipment-Capital (5516205-658500). The original budget amount is \$123,634.71.</i>				
c.	Parks Chevrolet Spartanburg, SC	Four (4) 2025 Chevrolet 2500 Crew Cab Trucks for the Metro Wastewater Treatment Plant, as requested on October 10, 2024.	SC State Contract #4400035156	\$211,804.00
<i>Funding Source: Utilities Metro Wastewater Maintenance - Auto, Trucks, Heavy Equipment-Capital (5516205-658500). The original budget amount is \$211,804.00.</i>				



**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, NOVEMBER 19, 2024**

d.	Jet-Vac Equipment Company, LLC Sumter, SC	One (1) 2023 750 Truck Mounted Multi Skid on 84" Cab and one (1) Ford F-550 Diesel Chassis for the Wastewater Maintenance Division, as requested on October 16, 2024.	Sourcewell Cooperative Contract #101221-HLD	\$185,000.00
<i>Funding Source: Utilities Wastewater Maintenance - Auto, Trucks, Heavy Equipment - Capital (5516205-658500). The original budget amount is \$185,000.00.</i>				
Total				\$580,982.75

12. Council is asked to approve Contract Amendment #4 for Project SS7568; Saluda River Force Main Extension, as requested by Columbia Water on September 19, 2024. Award to Stantec Consulting Services, Inc., in the amount \$101,473.00. The current term of the contract ends on June 1, 2025. This firm is located in Columbia, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - Saluda River Force Main Extension - Capital Project Costs (5529999-SS756801-658650). The current budget amount is \$1,807,976.00. The budget amount for this amendment is \$101,473.00. The total revised budget amount is \$1,909,449.00.

This is a Mentor Protégé Program project. Stantec Consulting Services, Inc., is the mentor and will not be providing additional services under this amendment.

Chao & Associates, a Minority Business Enterprise located in Columbia, SC, is the protégé and will provide construction inspection services at 100% (\$101,473.00) of the amendment amount.

13. Council is asked to approve a new Sole Source Contract for the Upgrade of Rotork Actuators for the Canal Water Treatment Plant, as requested by Columbia Water on September 20, 2024. Award to Heyward Services, Inc., in the amount of \$249,642.00. The initial term of the contract will take effect upon issuance of a Notice to Proceed with an end date of June 30, 2025, and the option to renew for one (1) additional one-year period. This vendor is located in Charlotte, NC. – *Approved*



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

Funding Source: Water and Sewer Capital Projects - Canal Water Treatment Plant Filter Control Upgrades - Capital Project Costs (5529999-WM482901-658650). The original budget amount is \$249,642.00.

14. Council is asked to approve a new Contract for Project WM4721; Canterbury Court 6" Water Main Upgrade, as requested by Columbia Water on September 24, 2024. Award to G H Smith Construction, LLC in an amount not to exceed \$402,878.40, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date one hundred twenty (120) days from commencement. This contractor is located in Columbia, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - Canterbury Court Water Main Upgrade - Capital Project Costs (5529999-WM472101-658650) \$402,878.40. The original budget amount is \$402,878.40.

This is a Mentor Protégé Program project. G H Smith is the mentor and will be performing insurance bonding and material ordering services at 57.81% (\$194,083.62) of the total contract amount.

Smoak Construction, LLC, a Minority Business Enterprise (W), located in Little Mountain, SC, is the protégé and will be performing water line installation and asphalt patching services at 20.00% (\$67,146.40) of the total contract amount.

The following subcontractors will provide additional services:

Staline Waterworks, located in Columbia, SC, will provide pipe and fittings at 13.40% (\$45,001.98) of the total contract amount.

Knights Redi Mix, located in Summerville, SC, will provide flow fill/concrete services at 7.45% (\$25,000.00) of the total contract amount.

Reeves Construction, located in Columbia, SC, will provide asphalt services at 1.34% (\$4,500.00) of the total contract amount.

15. Council is asked to Ratify six (6) Emergency Procurements, as requested by Columbia Water. Award to the lowest responsive bidder for each project in a total amount of \$1,298,564.57. – *Approved*



**COLUMBIA CITY COUNCIL MEETING MINUTES
TUESDAY, NOVEMBER 19, 2024**

Item	Vendor	Description	Amount
a.	Aircor Services Lexington, SC	Trane PAC-1 replacement – Raw Water at the Canal Water Treatment Plant, as requested on August 13, 2024.	\$111,615.00
<i>Funding Source: Water and Sewer Capital Projects – Canal Water Treatment Plant High Service Pump Room HVAC - Capital Project Costs (5529999-WM482301-658650). The original budget amount is \$111,615.00.</i>			
b.	McClam & Associates Little Mountain, SC	Replacement of a portion of a 30" wastewater force main located off Candi Lane, as requested on September 9, 2024.	\$70,374.58
<i>Funding Source: Water and Sewer Capital Projects – Candi Lane 30" Wastewater Force Main – Capital Project Costs (5529999-SS765001-658650). The original budget amount is \$70,374.58.</i>			
c.	LJ Inc. Cayce, SC	Replacement of a damaged storm box, and pipe, on Old Neck Road along Gills Creek, as requested on October 1, 2024.	\$148,077.60
<i>Funding Source: Storm Water Improvement Capital Project Control – Old Neck Road SD Replacement – Capital Project Costs (5549999-SD853601-658650). The original budget amount is \$148,077.60.</i>			
d.	Gregory Electric Columbia, SC	Main electrical system investigation, upgrades, and replacement of obsolete/defunct electrical infrastructure at the Metro Wastewater Treatment Plant, as requested on October 1, 2024.	\$814,874.64
<i>Funding Source: Water and Sewer Capital Projects – Metro Wastewater Treatment Plant Supply Improvements – Capital Project Costs (5529999-SS764601-658650). The original budget amount is \$814,874.64.</i>			
e.	LAD Construction Swansea, SC	Replacement of a damaged section of a water main behind the Seven Oaks shopping center at 6169 St. Andrews Road, as requested on October 7, 2024.	\$55,886.25
<i>Funding Source: Water and Sewer Capital Projects – Water Maintenance at Seven Oaks Shopping Center – Capital Project Costs (5529999-WM481501-658650). The original budget amount is \$55,886.25.</i>			
f.	Dell Manufacturer Round Rock, TX	Replacement of obsolete Supervisory Control and Data Acquisition (SCADA) System components for the Lake Murray & the Columbia Canal Water Treatment Plants, as requested on	\$97,736.50



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

	August 12, 2024.	
<i>Funding Source: Water and Sewer Capital Projects – Lake Murray Water Treatment Plant and Columbia Canal Water Treatment Plant – Capital Project Costs (5529999-WM480001-658650). The original budget amount is \$97,737.00.</i>		
Total		\$1,298,564.57

16. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 713 Percival Road, TMS# 16813-03-05 – *Approved on second reading.*

Ordinance No.: 2024-080 - Annexing 713 Percival Road, TMS# 16813-03-05 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map. – Approved on second reading.

Council District: 4

Proposal: Request to annex the property, assign a land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Residential Mixed District (RM-1) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Residential 2 (R2) by Richland County.

Applicant: Dessi Gricelda Morales

Staff Recommendation: Approve

PC Recommendation: 09/12/2024; Approve, (7-0)

First reading approval was given on October 15, 2024.

17. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 2318 Newell Road, TMS# 19208-02-13 – *Approved on second reading.*

Ordinance No.: 2024-081 - Annexing 2318 Newell Road, TMS# 19208-02-13 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map – Approved on second reading.

Council District: 4

Proposal: Request to annex the property, assign a land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of Residential Single Family Large Lot District (RSF-1) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned Residential 3 (R3) by



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

Richland County.

Applicant: Wanda M. Chamberlain

Staff Recommendation: Approve

PC Recommendation: 09/12/2024; Approve, (7-0)

First reading approval was given on October 15, 2024.

18. ZONING MAP AMENDMENT for 5 acres bounded by Senate Street, Millwood Avenue, Heidt Street, and Short Street, TMS# 11410-19-01 (portion), 11410-19-44, 11410-19-49, 11410-19-51, 11410-19-56, 11410-19-58, & 11410-19-59 – *Approved on second reading.*

Ordinance No.: 2024-057 - Amending the Official Zoning Map to modify the zoning for five acres bounded by Senate Street, Millwood Avenue, Heidt Street and Short Street, Richland County TMS #11410-19-01 (portion), TMS #11410-19-44, TMS #11410-19-49, TMS #11410-19-51, TMS #11410-19-56, TMS #11410-19-58 and TMS #11410-19-59 – Approved on second reading.

Council District: 2

Proposal: Request to rezone the property from Residential Single Family - Small Lot District (RSF-3), a portion in the Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP), Residential Mixed District (RM-1), a portion in the Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP), & Community Activity Center/Corridor (CAC), to Mixed-Use District (MU-1), a portion in the Old Shandon/Lower Waverly Historic Preservation Overlay District (OV-HP).

Applicant: Willie Williams

Staff Recommendation: Approval

PC Recommendation: 06/13/2024; Approval (5-0)

First reading approval was given on July 16, 2024.

19. Ordinance No.: 2024-083 - A Seventeenth Supplemental Ordinance providing for the issuance and sale of City of Columbia, South Carolina, waterworks and sewer system revenue bonds, in one or more series, in the aggregate principal amount of not exceeding \$66,000,000, in order to



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

finance various capital projects and improvements to the system, any necessary debt service reserves, capitalized interest and issuance costs; authorizing the Mayor, the City Manager and the Assistant City Manager for Finance and Economic Services, or any two of them acting together, to determine certain matters with respect to the bonds; prescribing the form and details of such bonds; and other matters relating thereto – *Approved on second reading.*

First reading approval was given on October 15, 2024.

CONSIDERATION OF BIDS, CONTRACTS AND CHANGE ORDERS

20. Council is asked to approve a new Contribution in Aid to Construction Agreement for Project WM437601; Columbia Canal Breach Repairs, as requested by Columbia Water on October 8, 2024. Award to Dominion Energy South Carolina, Inc., in an amount not to exceed \$7,599,563.37. The current term of the contract will end sixty (60) calendar days following completion and payment of all work under the contract. This firm is located in Cayce, SC. – *Approved*

Funding Source: FEMA Grants Control – Columbia Canal Embankment Repair - Capital Project Costs (2539999-WM437601-658650). The current budget amount is \$7,599,563.37.

Mr. Clint Shealy, P.E. Assistant City Manager/Columbia Water said this is about the restoration of the Columbia Canal, more specifically the reconstruction of the breach where the embankment failed in 2015. They'll be raising and relocating the power lines to allow our contractor to work underneath them. FEMA has reviewed and approved the scope of work, and it's fully reimbursable. We confirmed that they are making rapid progress on all three projects aimed at restoring the Columbia Canal. These efforts are part of a larger \$60 million initiative to repair the canal breach. The project is on track, with plans to have the contract out for bid and presented by this coming summer.

Upon a motion made by Ms. Herbert and seconded by Dr. Bussells, Council voted unanimously to approve a new Contribution in Aid to Construction Agreement for Project WM437601; Columbia Canal Breach Repairs, as requested by Columbia Water on October 8, 2024. Award to Dominion Energy South Carolina, Inc., in an amount not to exceed \$7,599,563.37. The current term of the contract will end sixty (60) calendar days following completion and payment of all work under the contract. This firm is located in Cayce, SC.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

21. Council is asked to approve a new Contract for Project WM4733-02; North Trenholm Road 16" Water Main Upgrade - North Phase, as requested by Columbia Water on September 30, 2024. Award to Williams Infrastructure, LLC in an amount not to exceed \$9,393,584.10, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date five hundred seventy days (570) from commencement. This contractor is located in Columbia, SC. - *Approved*

Funding Source: Water and Sewer Capital Projects - North Trenholm Road Water Main Upgrade-North - Capital Project Costs (5529999-WM473302-658650). The original budget amount is \$9,393,584.10.

This is a Mentor Protégé Program project. Williams Infrastructure, LLC is the mentor and will be performing project execution, scheduling, project management, and pipe installation services at 54.93% (\$4,486,027.20) of the total contract amount.

JA Mabus Construction, located in Leesville, SC, is the protégé and will be performing water line installation services at 20.00% (\$1,633,666.80) of the total contract amount.

The following subcontractors will provide additional services:

Ferguson Waterworks, located in Elgin SC, will be performing water line material services at 16.34% (\$1,334,640.00) of the total contract amount.

Vulcan Materials Company, located in Columbia, SC, will be providing stone bedding materials at .61% (\$50,000.00) of the total contract amount.

N W White and Company, located in Columbia, SC, will be performing hauling and fill services at .51% (\$42,000.00) of the total contract amount.

Sloan Construction Co., located in Columbia, SC will be performing asphalt services at 1.16% (\$95,000.00) of the total contract amount.

Simply Traffic, LLC, located in Chapin, SC will be performing traffic control services at .98% (\$80,000.00) of the total contract amount.

Core Concrete, located in Conway, SC, will be performing flowable fill services at 3.06% (\$250,000.00) of the total contract amount.

Knight's Redi-Mix, located in Summerville, SC, will be performing flowable fill services at 2.14% (\$175,000.00) of the total contract amount.

LA Barrier, a Minority Business Enterprise, located in Lexington, SC, will be



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

performing hauling services at .27% (\$22,000.00) of the total contract amount.

Mr. Clint Shealy, P.E Assistant City Manager/Columbia Water explained that items 21 and 22 are tied to the Department of Transportation's notification that Trenholm Road is part of their repaving program. We have a combination of old 6-inch, 8-inch, and some 2-inch pipes in Trenholm Road. If we did not replace and renew the infrastructure, we'd be cutting fresh pavement. We accelerated this project and wanted to split it into two packages so that we could allow additional, smaller local contractors to compete. It starts on Decker Boulevard and goes all the way to Forest Drive. We're adding a 16-inch pipe as well, which will aid in our water connectivity.

Upon a single motion made by Dr. Bussells and seconded by Mr. McDowell, Council voted unanimously to approve **Items 21** and **22**.

22. Council is asked to approve a new Contract for Project WM4733-03; North Trenholm Road 16" Water Main Upgrade - South Phase, as requested by Columbia Water on September 24, 2024. Award to Lake Murray Utility Company, Inc. in an amount not to exceed \$10,109,908.75, which includes contingency. The initial term of the contract will take effect upon issuance of the Notice to Proceed with an end date five hundred seventy days (570) from commencement. This contractor is located in Prosperity, SC. – *Approved*

Funding Source: Water and Sewer Capital Projects - North Trenholm Road Water Main Upgrade - South - Capital Project Costs (5529999-WM473303-658650). The total budget amount is \$10,109,908.75.

This is a Mentor Protégé Program project. Lake Murray Utility Company, Inc. is the mentor and will provide insurance, billing, project management, clean-up, and traffic control services at 53.27% (\$4,682,980.00) of the total contract amount.

J.W. Brown Construction, LLC, located in Lexington, SC, is the protégé and will provide traffic control and waterline installation services at 20.00% (\$1,758,245.00) of the total contract amount.

The following subcontractors will provide additional services:

Staline Waterworks, located in Columbia, SC, will provide pipe and materials at 14.79% (\$1,300,000.00) of the total contract amount.

Reeves Construction Company, located in Columbia, SC, will provide asphalt materials at 3.98% (\$350,000.00) of the total contract amount.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

Knight's Redi-Mix, located in Summerville, SC, will provide flow fill/concrete materials at 7.96% (\$700,000.00) of the total contract amount.

PUBLIC HEARING AND ORDINANCE - FIRST READING

23. Ordinance No.: 2024-039 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 12, Motor Vehicles and Traffic, Article II, Stopping, Standing and Parking, Division 1, Generally, Sec. 12-51, Use of Loading Zones, Sec. 12-53, Immobilization and Impoundment of Vehicles, Division 2, Parking Meter Zones, Sec. 12-72, Location and Operation of Meters, Sec. 12-75, Deposit of Payment, Sec. 12-79, Violations; citations; penalty, Sec. 12-81, Exemptions, Division 3, Residential Permit Parking Districts, Sec. 12-111, Permit Fees, Sec. 12-115, Appeals, Division 4, Valet Parking, Sec. 12-121, Definitions, Sec. 12-123, Process for Permits and Renewals, Sec. 12-125, Operating Requirements, Sec. 12-126, Penalties, Sec. 12-127, Grounds for Revocation and Denial, Sec. 12-130, Conformance with Applicable Laws, Sec. 12-131, Conditions Imposed on Permit and Article IV, Garages and City Owned Parking Facilities, Sec. 12-150, Fees – *Approved on first reading.*

A public hearing was held on October 15, 2024 and the ordinance was approved on first reading. This ordinance has been resubmitted for first reading consideration.

Ms. Elle Matney, Director of Parking Services shared proposed changes to update the City of Columbia's 2015 parking master plan. Changes include an online citation appeal process, dynamic pricing through the Passport app, and the introduction of T2 pay-by-block meters. Proposed parking enforcement hours are 9:00 a.m. to 7:00 p.m. Monday through Saturday, with exceptions for Main Street on Saturdays. Fire lane fines are proposed to increase from \$200 to \$500, with escalating late fees after 90 days. The second reading for these changes is scheduled for December 3, 2024 at 4:00 p.m. She highlighted the City's 11 parking decks, 14 surface lots, 3,600+ on-street meters, and 1,400+ Passport-only spaces. In January, two T2 Cosmo pay stations will replace coin-operated meters on Main Street, accepting credit cards and Passport payments (not cash). Other planned improvements include upgrading parking decks, introducing a gateless parking solution, expanding electric vehicle charging stations, and implementing cloud-based license plate recognition (LPR) for enforcement.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

Ms. Teresa Wilson, City Manager noted that the proposed on-street parking rate has been reduced from \$2.00 to \$1.50 since the first reading. This provides the community at large with a safe, clean, and innovative parking experience. Since that initial first reading, the projected five-year revenue has now decreased to \$12 million. We are trying to strike a balance in addressing these concerns. We're starting from today to incorporate all those changes and then we will have another reading on December 3, 2024.

Councilor McDowell asked if the concerns of the community had been addressed within the changes and have we reached any agreeable terms.

Ms. Elle Matney, Director of Parking Services said we have received significant feedback from the community and merchant meetings. Many of the concerns have been addressed.

Councilor Bailey inquired about the cloud-based LPR technology in relation to the T2 Cosmo pay-by-block system, seeking clarification on whether the T2 units include cameras that read license plates. He also asked if a carve-out for Saturday enforcement hours had been discussed with stakeholders in the Vista.

Ms. Elle Matney, Director of Parking Services, explained that the City will implement cloud-based LPR for parking enforcement, allowing registered monthly parkers to access facilities without cards and recognizing vehicles in permitted areas, eliminating the need for visible permits. While LPR and T2 can integrate, this feature isn't available yet. The focus for Saturday enforcement hours was on accommodating Soda City and providing the best service for visitors each Saturday.

Ms. Teresa Wilson, City Manager added that the goal is to achieve consistency in enforcement hours, rather than having too many exceptions. For example, the Five Points Merchant Association has requested that parking enforcement be handed over to the City. We tried to address the Main Street corridor because there is such a consistent crowd there during that timeframe.

Councilor Herbert asked if the free first hour is subject to both surface lots and parking decks. She also asked about the meters being removed on Main Street and what is being prepared in terms of accessibility. She emphasized that all the top floors of all parking decks have the hospitality rates of \$35/month but it wasn't originally written in the ordinance. This is being addressed today.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

Ms. Elle Matney, Director of Parking Services said that it includes actual facilities and not surface lots. You will still be able to park on the intersecting side streets, those meters aren't going anywhere for quite some time.

Councilor Brown expressed similar concerns to removal of coin/cash options for the Luke T2 Cosmo machines. He asked if the machines could take a City provided pre-paid card.

Ms. Elle Matney, Director of Parking Services confirmed that while they currently have prepaid Smart cards, these are not compatible with the new units. However, a compatible card will be available in the near future.

There was discussion about coins being used for parking meters throughout the City; ordinance language; and card compatibility with meters.

Ms. Teresa Wilson, City Manager emphasized that it is a priority to make prepaid cards available, especially for those who don't have other payment options. These cards will be offered at our Payment Center and Parking services. We'll make an effort to widely advertise and distribute them.

Dr. Bussells said I remain strongly supportive of deterring bad behavior, such as overstaying parking limits and I agree with some of the proposed fines. However, I am concerned that making exceptions could undermine the effectiveness of these changes. I encourage the Council to adopt an "all or nothing" approach to enforcement. Making exceptions for one event but not others sets a bad precedent. I recommend consistent enforcement citywide or no enforcement at all.

Council opened the Public Hearing at 5:02 p.m.

Ms. Rosie Craig voiced concerns about the proposed parking rate changes, particularly their potential impact on the Vista. She advocated for a more equitable distribution of the financial burden across the city and stressed the importance of collaboration.

Ms. Mary Sparrow expressed opposition to the proposed increase in parking rates, citing the impact it would have on her restaurant's employees who rely on on-street parking.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

Councilor Herbert said we just noted that the top floor of each parking deck is designed with the hospitality rate of \$35/month. Where is the closest parking deck to you?

Ms. Mary Sparrow said the closest parking deck to me is the Hilton, a block down from the Oyster Bar. It is not cheap to park in there. The times we try to use the deck are the same times the Hilton is overbooked and their patrons are using the same parking deck.

Councilor Hebert asked staff is this one of the parking decks that we're referring to and do we have control.

There was discussion about vacancy in the parking decks; commitment to hotels; placing tags on different vehicles.

Mr. Dmitri Schoeman spoke in opposition about the raising of rates for residential parking permits for himself and for visitors.

Councilor Brown requested clarification on the \$264 individual permit.

Ms. Teresa Wilson, City Manager said it would be \$60/24 months for each individual vehicle owner and the amount for three residential visitor spaces.

Ms. Sally McKay, Secretary of the Board of the South Carolina Ballet spoke in opposition of the proposed parking rate increase, noting it would double costs for dancers, especially since they rehearse until 7 p.m. on Saturdays. She expressed concern about the financial strain on dancers and patrons and invited the City Council to attend their upcoming Nutcracker performances.

Councilor Herbert asked why they do not use the monthly pass.

Ms. Sally McKay mentioned that while some dancers have used the monthly parking pass, many have not. This is possibly due to a lack of awareness that it could be a good option for them. She expressed willingness to discuss this possibility further.

Councilor Herbert said I'm wondering if people know where these parking decks are located and are they easily accessible.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

Ms. Teresa Wilson, City Manager said as staff we are interested in understanding the dynamics of the parking system, so we can help make options more understandable for people. While everyone wants to park directly in front of their location, it's not sustainable long-term. She emphasized the need for practical and safe alternatives that make sense for the community.

There was discussion about employee utilization of meters; reinvestment in the City; and growth of Columbia.

Ms. Susie Dibble spoke in opposition about the raising of rates for residential parking permits.

Mr. Charlie Dibble expressed concerns about the raising of rates and encouraged Council to do so incrementally.

Councilor McDowell asked how many years ago did we discuss changes in parking.

Ms. Teresa Wilson, City Manager said there hasn't been any changes since paid parking was implemented in Columbia.

Ms. Maria Walrath expressed concerns about the safety in the parking garages, more specifically during late hours.

There was discussion about safety in parking garages.

Ms. Teresa Wilson, City Manager highlighted the importance of focusing on long-term goals, including cultural improvements and upgrades outlined in the Capital Improvement Plan (CIP). She acknowledged the desire for convenient parking but emphasized the need for the city to evolve towards a more vibrant, walkable, and 24/7 environment. While addressing immediate parking needs is important, the city must also foster a culture that attracts and retains young people. She noted that these changes will require significant investment but are necessary for safety, security, and economic vibrancy.

Councilor Herbert acknowledged that the city is going through an adjustment period and the proposed changes have been discussed internally for some time. The City recognizes the impact of these changes on residents.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

Councilor Brown expressed the importance of making strategic decisions now to ensure the city's growth is well-planned. He emphasized the need to invest in parking garages to make them safer, more convenient, and appealing to the community.

Ms. Abby Anderson spoke in opposition to the proposed non enforcement hours only being in the Main Street Corridor and not the Vista.

Mr. James Fenner spoke in support of making the parking tag transferable, so if he pays the \$35 per month he could offer the tag to guests. He also expressed concern about safety in parking garages and emphasized that the City of Columbia should not only ensure safety but also make its residents and guests feel comfortable.

Mr. Steve Hinson spoke in opposition of the changing parking rates. He encouraged Council to slow down and work through this decision for a few more months.

Mr. Bobby McClure inquired about the availability of rooftop parking for the South Carolina Ballet dancers. He also asked whether the parking tag issued could be transferred to other vehicles.

Dr. Bussells expressed appreciation for the discussion and the data-driven and anecdotal examples regarding safety concerns in parking garages. She urged the public to bring the same level of energy and support when addressing issues related to the homeless population. She pointed out the importance of addressing safety holistically, and called for public support in tackling these challenges moving forward.

Mr. Jim Daniel, president of the Wheeler Hill Neighborhood Association spoke in support of raising the parking fee to \$20, matching Greenville's rate, and aligning visitor fees with resident rates. The board would prefer a more gradual adjustment.

Council closed the Public Hearing at 6:05 p.m.

Ms. Teresa Knox, City Attorney clarified that during the previous meeting, amendments were proposed, and now this is the first reading again. This is because additional changes have been made that were not addressed during the previous meeting. She stressed that unless the amendments are minor corrections or clarifications, they need to be officially recorded tonight, or another first reading will be required.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

Upon a motion made by Mr. Brown and seconded by Dr. Bussells, Council voted unanimously to enter into Executive Session at 6:17 p.m. for the receipt of legal advice relating to matters covered by attorney-client privilege pursuant to S.C. Code §30-4-70(a)(2) – Parking Rates.

Council adjourned the Executive Session and reconvened the meeting at 6:38 p.m.

Councilor Herbert requested that staff review the volume of hospitality spaces and crime statistics.

Mayor Pro Tempore Brennan, Mayor Pro Tem requested that Mr. Greg Williams promote the \$35 hospitality parking permit to all businesses.

Upon a motion made by Mr. Bailey and seconded by Mr. Brown, Council voted five (5) to one (1) to give first reading approval to Ordinance No. 2024-039 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 12, Motor Vehicles and Traffic, Article II, Stopping, Standing and Parking, Division 1, Generally, Sec. 12-51, Use of Loading Zones, Sec. 12-53, Immobilization and Impoundment of Vehicles, Division 2, Parking Meter Zones, Sec. 12-72, Location and Operation of Meters, Sec. 12-75, Deposit of Payment, Sec 12-79, Violations; Citations; Penalty, Sec. 12-81, Exemptions, Division 3, Residential Permit Parking Districts, Sec. 12-111, Permit Fees, Sec. 12-115, Appeals, Division 4, Valet Parking, Sec. 12-121, Definitions, Sec. 12-123, Process for Permits and Renewals, Sec. 12-125, Operating Requirements, Sec. 12-126, Penalties, Sec. 12-127, Grounds for Revocation and Denial, Sec. 12-130, Conformance with Applicable Laws, Sec. 12-131, Conditions Imposed on Permit and Article IV, Garages and City Owned Parking Facilities, Sec.12-150, Fees, as amended. Mr. Bailey, Mr. Brown, Ms. Herbert, Mr. Brennan, and Mr. McDowell voted aye. Dr. Bussells voted nay.

- a) Amend §12-75. Deposit of Payment to read: When any vehicle shall be parked in any space alongside or next to which a parking meter, parking control device or space controlled by a remote payment method is located in accordance with the provisions of this division, the operator of such vehicle shall, upon entering the parking space, immediately deposit a coin of the United States, credit card, ~~or~~ prepaid parking card or acceptable form of payment in such parking meter or other parking control device..."
- b) Amend §12-111. Permit fees - Reduce Resident Permit (Owner) rate from \$60 to \$30/vehicle/24-months.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

- c) Amend §12-111. Permit fees - Reduce Visitor Permit (Owner) rate from \$48 to \$24/vehicle/24-months.
- d) Add the existing Hospitality Roof rate at \$35 per month to the ordinance.
- e) Remove parking enforcement in the Main Street District and Vista District from 9:00 a.m. – 2:00 p.m. on Saturdays.

CONSIDERATION OF BIDS, CONTRACTS AND CHANGE ORDERS

24. Council is asked to approve the Purchase of fourteen (14) T2 Cosmo Pay Stations, as requested by the Parking Services Division. Award to Creative Parking Concepts in the amount of \$154,388.12. This vendor is located in Nashville, TN. – *Approved*

Funding Source: Parking Improvement Project Control - Main Street Pay Stations - Capital Project Costs (5329999-PG310025-658650). The original budget amount is \$154,388.12.

Councilor Bailey asked staff why the city is moving away from using coins, particularly for parking near the courthouse and City Hall. He pointed out that these are government buildings where people need to visit for various purposes and argued that if the U.S. Treasury is still minting coins, they should remain a valid payment option.

Ms. Elle Matney, Director of Parking Services confirmed that there are no immediate plans to remove the meters from the surface lot between City Hall and the courthouse. While we will lose coin-operated parking on the block of Main Street, parking meters on Blanding Street, the surface lot, and Assembly Street will all remain as coin-operated at this time.

Upon a motion made by Dr. Bussells and seconded by Ms. Herbert, Council voted [5 to 1] to approve the Purchase of fourteen (14) T2 Cosmo Pay Stations, as requested by the Parking Services Division. Award to Creative Parking Concepts in the amount of \$154,388.12. This vendor is located in Nashville, TN. Mr. Brown, Ms. Herbert, Dr. Bussells, Mr. Brennan, and Mr. McDowell voted aye. Mr. Bailey voted nay.

PUBLIC HEARING & FIRST READING FOR ZONING / PLANNING MATTERS

Council opened the public hearing at 6:47 p.m.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

25. ZONING MAP AMENDMENT for 3201 Two Notch Road and a portion of 3215 Two Notch Road, TMS# 11614-06-21 and 11614-06-18 (p/o) - *Deferred*

Ordinance No.: 2024-086 - Amending the Official Zoning Map to modify the zoning for 3201 and a portion of 3215 Two Notch Road, Richland County TMS# 11614-06-21 and TMS# 11614-06-18(p/o) - Deferred

Council District: 2

Proposal: Request recommendation to rezone the property from Community Activity Center/Corridor District (CAC) to General Commercial District (GC).

Applicant: Stephen Nuttall

Staff Recommendation: Denial

PC Recommendation: 10/10/2024; Approval (4-2)

Ms. Diane Wiley spoke in opposition of the rezoning. She expressed concerns about the property being used for a car dealership, pointing out that the area already has an ample number of similar businesses.

Ms. Krista Hampton, Director of Planning and Development Services clarified that when you rezone a property it's not for a specific use, but rather for the full range of uses permitted in the General Commercial (GC) district. The owner is requesting the rezoning to lease the property to a car dealership. However, once the property is rezoned, it could be used for any of the allowed uses within the GC zoning.

Mr. Stephen Nuttall, Applicant said he has a lease agreement with a tenant who owns three other used car lots and is ready to move forward, but discovered that the property was rezoned when the tenant went to apply for a business license. While the property can still be used for auto repair, Mr. Nuttall is requesting approval to sell cars on the property, noting that the surrounding area includes other dealerships and auto repair shops.

Mr. Robert Ashley, spoke in support of the rezoning. He highlighted that the property is currently vacant but could be made productive by leasing it to someone who wants to open a car dealership. He believes allowing the car dealership would be an improvement to the neighborhood and help bring the property back to productive use.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

26. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 0.73 acre Part of Lot A, 2.268 acre Part of Lot 11, and Lot 10 Skyland Terrace Subdivision (Elwyn Lane), TMS# 09004-02-03, 09004-02-04, and 09004-02-05 – *Approved on first reading.*

Ordinance No.: 2024-091 - Annexing 0.73 acre Part of Lot A, 2.268 acre Part of Lot 11, and Lot 10 Skyland Terrace Subdivision (Elwyn Lane), Richland County TMS # 09004-02-03, 09004-02-04, and 09004-02-05 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map – Approved on first reading.

Council District: 2

Proposal: Request to annex the property, assign the land use classification of Urban Edge Mixed Residential (UEMR) and assign of zoning of Residential Mixed District (RM-2), portions within the Floodplain Overlay District (OV-FP) and Floodway Overlay District (OV-FW). The property is currently classified as Mixed Residential (High Density) and zoned Residential 2 (R2) and Residential Transition (RT) by Richland County.

Applicant: Cottrell Holdings, LLC

Staff Recommendation: Approval

PC Recommendation: 10/10/2024; Approval (6-0)

Mr. Jason Cottrell, Applicant expressed a desire to have his properties annexed into the city for clarity and ease of management. Additionally, he plans to purchase a pond and a spare lot behind his properties in January, which would be the last two properties not within the city. He intends to have these annexed into the city as well once he acquires them.

Upon a motion made by Mr. McDowell and seconded by Mr. Brown, Council voted unanimously to give first reading approval to the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 0.73 acre Part of Lot A, 2.268 acre Part of Lot 11, and Lot 10 Skyland Terrace Subdivision (Elwyn Lane), TMS# 09004-02-03, 09004-02-04, and 09004-02-05 **and** Ordinance No.: 2024-091 - Annexing 0.73 acre Part of Lot A, 2.268 acre Part of Lot 11, and Lot 10 Skyland Terrace Subdivision (Elwyn Lane), Richland County TMS # 09004-02-03, 09004-02-04, and



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

09004-02-05 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map.

27. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 6709 David Street, TMS# 14305-17-06 – *Approved on first reading.*

Ordinance No.: 2024-090- Annexing 6709 David Street, Richland County TMS # 14305-17-06 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map – Approved on first reading.

Council District: 1

Proposal: Request to annex the property, assign the land use classification of Urban Edge Residential Small Lot (UER-1) and assign of zoning of Residential Single Family Medium Lot (RSF-2). The property is currently classified as Mixed Residential (High Density) and zoned Residential 4 (R4) by Richland County.

Applicant: Northminster United Presbyterian Church

Staff Recommendation: Approval

PC Recommendation: 10/10/2024; Approval (6-0)

No one appeared at this time.

Upon a motion made by Ms. Herbert and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 6709 David Street, TMS# 14305-17-06 **and** Ordinance No.: 2024-090- Annexing 6709 David Street, Richland County TMS # 14305-17-06 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map.

28. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 3516 and 3528 Broad River Road, TMS# 06110-03-07 – *Approved on first reading.*

Ordinance No.: 2024-092 - Annexing 3516 and 3528 Broad River Road, Richland County TMS # 06110-03-07 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

Zoning Map – Approved on first reading.

Council District: 1

Proposal: Request to annex the property, assign the land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Community Activity Center/Corridor District (CAC). The property is currently classified as Mixed Use Corridor and zoned General Commercial (GC) by Richland County.

Applicant: Hopelight, LLC

Staff Recommendation: Approval

PC Recommendation: 10/10/2024; Approval (6-0)

Councilor Bailey asked staff about the intended plans for the property.

Ms. Krista Hampton, Director of Planning and Development Services stated that the owner of an existing commercial development across the street plans to construct an additional shopping center.

Councilor Bailey asked if anyone from the area showed up for the zoning hearing.

Ms. Krista Hampton, Director of Planning and Development Services said no.

Upon a motion made by Ms. Herbert and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 3516 and 3528 Broad River Road, TMS# 06110-03-0 **and** Ordinance No.: 2024-092 - Annexing 3516 and 3528 Broad River Road, Richland County TMS # 06110-03-07 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map.

29. ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING MAP AMENDMENT for 5325 Fairfield Road (n/k/a 5339 Fairfield Road), TMS# 11703-01-19 – *Approved on first reading.*

Ordinance No.: 2024-089 - Annexing 5325 Fairfield Road (n/k/a 5339 Fairfield Road), Richland County TMS# 11703-01-19 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map – Approved on first reading.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

Proposal: Request to annex the property, assign the land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Residential Mixed District (RM-2). The property is currently classified as Mixed Residential (High Density) and zoned Residential 6 (R6) by Richland County.

Council District: 1

Applicant: True Word Church of ECCM

Staff Recommendation: Approval

PC Recommendation: 10/10/2024; Approval (6-0)

No one appeared at this time.

Upon a motion made by Ms. Herbert and seconded by Dr. Bussells, Council voted unanimously to give first reading approval to the Annexation, Future Land Use Map Amendment, and Zoning Map Amendment for 5325 Fairfield Road (n/k/a 5339 Fairfield Road), TMS# 11703-01-19 **and** Ordinance No.: 2024-089 - Annexing 5325 Fairfield Road (n/k/a 5339 Fairfield Road), Richland County TMS# 11703-01-19 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map. Mr. McDowell was not present for the vote.

Council closed the public hearing at 7:03 p.m.

ZONING / PLANNING MATTERS - FIRST READING

30. ZONING MAP AMENDMENT for 513 S. Saluda Avenue, TMS# 11212-05-03 - *Denied*

Ordinance No.: 2024-082 - Amending the Official Zoning Map to modify the zoning for 513 S. Saluda Avenue, TMS# 11212-05-03 - Denied
Council District: 3

Proposal: Request to rezone the property from Employment Campus (EC) in the Airport Safety Overlay District (OV-A) to Mixed Residential District (RM-2) in the Airport Safety Overlay District (OV-A).

Applicant: Dallas Massey, Massey Holdings, LLC

Staff Recommendation: Approve



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

PC Recommendation: 09/12/2024; Approve (7-0)

The public hearing was held on October 15, 2024 and first reading consideration was deferred.

Mayor Pro Tempore Brennan expressed familiarity with the property. He highlighted the growing number of triplexes and duplexes but expressed concern that placing two duplexes on this property would overwhelm the road infrastructure and negatively impact the residential quality of life. Based on feedback from neighbors, the property does not fit the community's needs or desires.

Upon a motion made by Mr. Brennan and seconded by Mr. Bailey, Council voted unanimously to deny the Zoning Map Amendment for 513 S. Saluda Avenue, TMS# 11212-05-03 and Mr. McDowell was not present for the vote.

ORDINANCES - FIRST READING

31. Ordinance No.: 2024-076 - Granting an encroachment to Jake's of Columbia for the use of the right of way area of the 2100 block of Devine Street for the installation and maintenance of concrete pavers adjacent to 2112 Devine Street, Richland County TMS# 11312-15-03 – *Approved on first reading.*

Upon a motion made by Dr. Bussells and seconded by Ms. Herbert, Council voted unanimously to give first reading approval to Ordinance No.: 2024-076 - Granting an encroachment to Jake's of Columbia for the use of the right of way area of the 2100 block of Devine Street for the installation and maintenance of concrete pavers adjacent to 2112 Devine Street, Richland County TMS# 11312-15-03. Mr. McDowell was not present for the vote.

32. Ordinance No.: 2024-079 - Authorizing the City Manager to execute a Contract of Sale between the City of Columbia and Grommet LLC for the sale of approximately 0.61 acres being known as 2725 Main Street, Richland County TMS #R09110-12-02 – *Approved on first reading.*

Endorsed by the Economic Development & Infrastructure Committee on September 24, 2024.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

Upon a motion made by Dr. Bussells and seconded by Mr. Brown, Council voted unanimously to give first reading approval to Ordinance No.: 2024-079 - Authorizing the City Manager to execute a Contract of Sale between the City of Columbia and Grommet LLC for the sale of approximately 0.61 acres being known as 2725 Main Street, Richland County TMS #R09110-12-02. Mr. McDowell was not present for the vote.

33. Ordinance No.: 2024-084 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 15, Parks and Recreation, Sec. 15-1 Prohibited acts in parks and Sec. 15-4 Hours of operation – *Approved on first reading.*

Amended to add Page Ellington Park and Busby Street Community Center to the list of parks that allow consumption of beer and wine only.

Upon a motion made by Dr. Bussells and seconded by Mr. Bailey, Council voted unanimously to give first reading approval to Ordinance No.: 2024-084 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 15, Parks and Recreation, Sec. 15-1 Prohibited acts in parks and Sec. 15-4 Hours of operation. Mr. McDowell was not present for the vote.

34. Ordinance No.: 2024-088 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 8, Environmental Health and Sanitation, Article VII, Weeds and Debris, Sec. 8-301, et seq. – *Approved for first reading.*

Endorsed by the Health, Social and Environmental Affairs Committee on October 22, 2024.

Dr. Bussells explained that the proposed change is to accommodate pollinator gardens and planned or managed naturalistic landscapes. Individuals who wish to establish these types of gardens will be required to register with code enforcement and obtain certification for their garden.

Upon a motion made by Dr. Bussells and seconded by Mr. Brown, Council voted unanimously to give first reading approval to Ordinance No.: 2024-088 - Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 8, Environmental Health and Sanitation, Article VII, Weeds and Debris, Sec. 8-301, et seq. Mr. McDowell was not present for the vote.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

35. Ordinance No.: 2024-093 - Amending Ordinance 2023-041 Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (2019 Bull Street Owner, LLC, Richland County TMS # R09016-07-01)

Upon a motion made by Dr. Bussells and seconded by Ms. Herbert, Council voted unanimously to give first reading approval to Ordinance No.: 2024-093 - Amending Ordinance 2023-041 Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park (2019 Bull Street Owner, LLC, Richland County TMS # R09016-07-01). Mr. McDowell was not present for the vote.

36. Ordinance No.: 2024-094 - Authorizing the City of Columbia to execute and deliver an Equipment Lease Purchase Agreement in the amount of not exceeding \$15,000,000 between the City and the Lessor thereof to defray the cost of acquiring certain equipment; and other matters relating thereto – *Approved on first reading.*

Mr. Jeff Palen, CFO / Assistant City Manager of Economic & Financial Services explained that the ordinance authorizes the city to issue a public bid, where banks will submit competitive bids to provide the best pricing. The bidding process will take place over the next several months. The chosen bank has not yet been determined.

Upon a motion made by Dr. Bussells and seconded by Ms. Herbert, Council voted unanimously to give first reading approval to Ordinance No.: 2024-094 - Authorizing the City of Columbia to execute and deliver an Equipment Lease Purchase Agreement in the amount of not exceeding \$15,000,000 between the City and the Lessor thereof to defray the cost of acquiring certain equipment; and other matters relating thereto. Mr. McDowell was not present for the vote.

EVENT RESOLUTIONS

Upon a motion made by Mr. Brown and seconded by Dr. Bussells, Council voted unanimously to approve **Event Resolution Items 37** through **39**. Mr. McDowell was not present for the vote.

37. Resolution No.: R-2024-070 - Ratifying the Authorization to consume beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for Arts and Draughts on Friday, November 8, 2024 – *Approved*



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

38. Resolution No. R-2024-083 - Ratifying the Authorization to consume beer and wine only at the Greek Jam 2024 Fundraiser at Greene Street Between Harden Street and Pavillion Street on Saturday, October 26, 2024 - *Approved*
39. Resolution No.: R-2024-084 - Authorizing consumption of beer and wine only at NEON Joy in Five Points on 747 Saluda Avenue, the perimeter around the Fountain Plaza and 727 Harden Street Parking Lot on Tuesday, December 3, 2024 - *Approved*

APPOINTMENTS

40. Columbia Prepares Advisory Committee - *Approved*

Upon a motion made by Ms. Herbert and seconded by Mr. Brown, Council voted unanimously to approve the appointment of Ms. Linda Brown to the Columbia Prepares Advisory Committee.

41. Planning Commission - *Deferred*

OTHER MATTERS

42. Council is asked to approve an allocation in the amount of \$250,000.00 to the Columbia Metropolitan Convention Center for engineering and geotechnical expenses. - *Approved*

Funding Source: Tourism Development Fees (2195207)

Upon a motion made by Dr. Bussells and seconded by Mr. Brown, Council voted unanimously to approve an allocation in the amount of \$250,000.00 to the Columbia Metropolitan Convention Center for engineering and geotechnical expenses.

43. Proposed Regular Meeting Schedule for 2025 - *Approved*

Upon a motion made by Mr. Brown and seconded by Dr. Bussells, Council voted unanimously to approve the Proposed Regular Meeting Schedule for 2025.



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

CITY COUNCIL COMMITTEE REFERRALS, REPORTS, AND NEW BUSINESS

Upon a motion made by Mr. Bailey and seconded by Ms. Herbert, Council voted unanimously to refer research on banks that have closed in our communities to the Community Development Committee. Mr. McDowell was not present for the vote.

Upon a motion made by Dr. Bussells and seconded by Mr. Brown, Council voted unanimously to refer an update on homeless services and interactions between the Columbia Police Department and unsheltered citizens to the Health, Social and Environmental Affairs Committee. Mr. McDowell was not present for the vote.

PUBLIC INPUT

No one appeared at this time.

EXECUTIVE SESSION

Upon a motion made by Mr. Brown and seconded by Mr. Bailey, Council voted unanimously to enter into Executive Session at 7:17 p.m. for the discussion of **Items 44 and 45** and as amended to add **Item 46** – Modular Homes.

44. Receipt of legal advice relating to a pending, threatened or potential claim pursuant to S.C. Code §30-4-70(a)(2)

*Deborah Lovelace v. City of Columbia
Spring Lake Apartments*

45. Discussion of negotiations incident to proposed contractual arrangements pursuant to S.C. Code §30-4-70(a)(2)

Washington Square

46. Receipt of legal advice relating to matters covered by attorney-client privilege pursuant to S.C. Code §30-4-70(a)(2)

Modular Homes



COLUMBIA CITY COUNCIL MEETING MINUTES TUESDAY, NOVEMBER 19, 2024

ADJOURNMENT

The meeting was adjourned at 8:04 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk